

ZONING AND ADJUSTMENT BOARD

November 17, 2003

The Zoning and Adjustment Board of Sumter County, convened on Monday, November 17, 2003, at 6:30 P.M. with the following Board members present: Chairman Larry Story, Frank Topping, Rodney Caruthers, Richard Bradley, Dossie Singleton, Dave Pierazek, Mark Caruthers, Rusty Mask, Todd Brown, and Dale Nichols. Board members Lamar Parker and Evan Merritt were absent. Terry Neal, Zoning and Adjustment Board Attorney, Aimee Webb, Board secretary, and Roberta Rogers, Director of Planning and Development, were present.

The Board members led everyone in the pledge and prayer.

Mr. Story presented the proof of publication.

Mr. Bradley made a motion to approve the minutes from the November 3, 2003 ZAB meeting. Mr. Brown seconded the motion and the motion carried.

S2003-0004

C. John Coniglio, Profit Sharing Plan

C. John Coniglio was present and requested a small-scale comprehensive plan amendment on 6.56 acres MOL from commercial to industrial. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the requested small-scale comprehensive plan amendment to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2003-0018

C. John Coniglio, Profit Sharing Plan

Mr. Coniglio was present and requested to rezone 6.56 acres MOL from C1 and C2 to ID, 2 acres MOL from C1 to CH, and 4.41 acres MOL from C2 to CL. There were five notices sent. Of the five notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2003-0015

Claude & Charleen Locke

Board member, Todd Brown, stated he had a conflict of interest with the request, due to him being the representative for the applicant. Mr. Brown requested a rezoning from A5 to RR5C on 15 acres MOL. There were nine notices sent. Of the nine notices sent, one was received in favor and one in objection. The letter of objection was read into the

record. There were no objections from the audience. Mr. Brown stated his intent at this time was not to subdivide the property. Mr. Brown submitted a survey of the property into the record indicating the actual size of the property. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the requested rezoning based on the information provided in the staff report. Mr. Pierazek seconded the motion and the motion carried.

R2003-0017

Inneta Kantor & Douglas Schooler

The applicants were not present. However, a letter requesting the case be heard was submitted prior to the hearing. The applicants requested a rezoning from A5 and RR5 to A10C on 20 acres MOL to bring the property into compliance with the Future Land Use Map. There were seven notices sent. Of the seven notices sent, one was received in favor and two in objection. The letters of objection were read into the record. There were no objections from the audience. Mrs. Webb explained to the Board the rezoning was a benefit to the surrounding properties due to the restriction it would place on the type of mobile home permitted. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2003-0019

Fred Brunjes

Fred Brunjes was present and requested a rezoning from A5 to RR1C on 33.60 acres MOL to bring the property into compliance with the Future Land Use Map. There were sixteen notices sent. Of the sixteen notices sent, one was received in favor and four in objection. There were several audience members wishing to speak in objection: Terry and Maleah Richardson, Gerald and Carrie Archer, John Conner, and Timothy Conner. Mr. Brunjes stated his intention was to subdivide the property into five-acre tracts and enlarge the lakes as approved through the Southwest Florida Water Management District. Mr. Richardson stated his concerns were in regards to the access of the property and lack of privacy. The Board had concerns as to the one-acre density not being compatible with the surrounding area. Mr. Brunjes amended his request to rezone to RR5C instead of RR1C. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the amended rezoning request to the Board of Sumter County Commissioners. Mr. Nichols seconded the motion and the motion carried.

R2003-0020

Richard Dellatore

Tami Dellatore, representative for the applicant, was present and requested a rezoning from A5 to A10C to bring the property into compliance with the Future Land Use Map. There were four notices sent. Of the four notices sent, none were received in favor and one in objection. The letter of objection was read into the record. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend

approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

S2003-0003

Richard Dellatore

Tami Dellatore, representative for the applicant, was present and requested a Minor Special Use Permit for a mobile home for agricultural housing. There were four notices sent. Of the four notices sent, none were received in favor and one in objection. The letter of objection was read into the record. The Board had concerns as to whether there was an actual need for the additional housing. Mrs. Webb explained to the Board that Mr. Dellatore could have done a lineal transfer, which would allow the mobile home on the property permanently or could be sold as a separate parcel. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to approve the request for the Special Use Permit specific to Tami Dellatore based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

T2003-0011

Joan Roberts Watkins

Wanda Preston, representative for the applicant, was present and requested a renewal for a Temporary Use Permit to allow an RV as a residence until the litigation proceedings are concluded regarding the mobile home that is currently on the property. The mobile home is contaminated by mold and unsuitable for human occupation. There were nine notices sent. Of the nine notices sent, three were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve the requested Temporary Use Permit for one year based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

Mr. Caruthers made a motion to adjourn. Mr. Bradley seconded the motion and the motion carried.

The meeting adjourned at 7:20 p.m.

Larry Story, Chairman
Zoning and Adjustment Board